

## SURVEYOR CERTIFICATE

This is to certify that I, David Carlton Lewis, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be marked on the ground, and that this plat correctly represents that survey made by me.

DAVID CARLTON LEWIS .s. 5647 David Carlton Lewis, R.P.L.S.

Texas Registration No. 5647 Spry Surveyors, LLC. 8241 Mid Cities Blvd Ste 102 N. Richland Hills, TX 76182

### NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 5th day of September, 2018.

Notary Public, in and for the State of Texas My commission expires Higgs \$ 202 Printed name CEET TO VEE

CURVE TABLE



			CURVE TABLE		
RVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
	28.00'	40.24	36.86'	N 44'30'49" E	82'20'10"
-	52.00'	20.10'	19.97'	N 10'37'29" W	22'08'46"
-	4408.10	60.49'	60.49'	N 00°51'50" E	0'47'11"
	4408.10'	19.50'	19.50'	N 01'23'01" E	01513"
	4408.10	26.69'	26.69'	N 01'41'02" E	0'20'49"
	29.68	29.97	28.71	N 45°00'08" W	57'51'20"
	28.00	42.05'	38.21'	N 3816'27" E	86°03'16"
	2658.33'	131.00'	130.99'	N 05'27'00" E	2.49,25,
	28.00'	32.01'	30.30'	N 20'40'04" W	65'30'20"
0	28.00'	8.40'	8.37'	N 62°00'57" W	17"11'28"
	28.00'	27.87'	26.73'	N 57'26'20" E	57'01'38"
2	28.00'	9.93'	9.88'	N 18'46'01" E	2019'02"
1 2 3 4 5 6 7	2658.33'	18.09'	18.09'	N 08'41'11" E	0°23'24"
4	52.00'	2.91'	2.91'	S 10'29'02" W	3'12'19"
5	52.00'	10.14'	10.12'	N 17'40'18" E	11'10'14"
6	52.00'	59.98'	56.71	N 56"17'58" E	66'05'05"
7	52.00'	29.92'	29.51'	S 7410'23" E	32.58,13,"
	25.00'	4.79'	4.78'	S 63'10'23" E	10'58'13"
8 9	52.00'	35.67'	34.98'	S 49'00'17" E	39"18'25"
0	52.00'	46.01'	44.52	N 04'00'17" W	50'41'34"
0	29.31	49.38'	43.74'	S 2017'33" E	96'31'32"
2	52.00'	24.55'	24.32'	N 54*43'22" W	27'02'45"
2	28.00'	24.17'	23.43'	N 65'55'45" W	49'27'30"
4	28.00'	19.15'	18.78'	S 69'44'39" W	39"11'42"
5	52.00'	25.40'	25.15'	S 64 08'26" W	27'59'15"
6	52.00'	8.35'	8.34'	S 82'43'56" W	91147"
.6 .7	28.00'	39.50'	36.30'	N 50'14'56" W	80'49'08"
8	28.00'	38.41'	35.47'	N 50'02'23" E	78'36'15"
9	28.00'	43.66'	39.37'	S 45'59'09" E	89°20'43"
50	14.00'	11.07'	10.79	S 21'20'33" W	45'18'41"
31	28.00'	22.16'	21.59'	S 66'40'12" W	45.20,36,
5 <u>1</u>	28.00'	45.18'	40.44'	N 44°26'01" W	92°26'58"
3	2634.33	191.75'	191.71	N 03'52'35" E	4'10'14"
34	2634.33'	10.00'	10.00'	N 06'04'14" E	013'03"
55	2634.33	124.07'	124.06'	N 07'31'43" E	2'41'55"
36	28.00'	39.32'	36.17'	N 49'06'41" E	80'27'38"
37	28.00'	16.11	15.89'	S 74'10'23" E	32'58'13"
88	50.00'	9.57	9.56'	S 63'10'23" E	10'58'13"
	28.00'	16.53'	16.29'	S 51°44'37" E	33'49'45"
10	28.00'	27.45'	26.36'	S 06'44'37" E	56'10'14"
11	28.00'	33.23'	31.31'	S 55'20'30" W	68'00'01"

# CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

With the wife with the control of th								
Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee					
5/8" or 3/4"	1.00	\$1,477.90	\$524.70					
1	2.5	\$3,694.75	\$1,311.75					
1.5	5.0	\$7,389.50	\$2,623.50					
2	8.0-10.0	\$11,823.20	\$4,197.60					
3	16.0-24.0	\$35,469.60	\$12,592.80					
4	25.0-42.0	\$62,071.80	\$22,037.40					
6	50.0-92.0	\$135,996.80	\$48,272.40					
8	80.0-160.0	\$236,464.00	\$83,952.00					

IMPACT FEES ARE BASED ON THE SIZE OF WATER METER OR TAP SERVING THEY USE. IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT APPLICATION

Records of Tarrant County, Texas. Chairman, Planning and Zoning Date of P&Z Approval

#### OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

Whereas, 55plus Freedom, LP is owner of all that center 4.288 acres of land by virtue of the deed recorded in Document Number D216305410 in the Public Records of Tarrant County, Texas (P.R.T.C.T.) in the Levi Franklin Survey A-513, City of Euless, Tarrant County, Texas and more particularly bearings of said 55plus Freedom, LP tract)

described by metes and bounds as follows: (all bearings shown hereon are based on the record BEGINNING at a 1/2" iron rod with a cap stamped "W.A.I." found for the northwest corner of the herein described tract, common to the most westerly southwest corner of Lot 1, Block A, Mansions by the Vineyard Addition, recorded in Cabinet A, Slide 4026, P.R.T.C.T., and in the east right-of-way line of

right-of-way line of said State Highway 121 bears North 11° 12′ 10″ East - 131.65′; THENCE along the common lines of said 55plus Freedom, LP and said Lot 1, Block A, Mansions by the Vineyard Addition the following courses:

State Highway 121 (variable width right-of-way), from which a concrete monument found in the east

North 85° 32' 40" East — 144.32' to a point for corner of the herein described tract, from which a found 1/2" iron rod bears South 23° 27' East - 0.38';

South 57° 41' 17" East — 201.61' to a 1/2" iron rod found a point for corner of the herein described tract;

South 68° 50' 26" East — 99.01' to a point for corner of the herein described tract, from which a 60D Nail bears South 00° 04' West - 0.38';

South 21° 25′ 40″ West - 439.87′, to a 3/8″ iron rod in concrete, found for the southeast corner of the herein described tract, common to the most southerly southwest corner of said Lot 1, Block A, Mansions by the Vineyard Addition, and in the north line of Lot 1, Block A, AL-KO Southwest Addition, recorded in Cabinet A, Page 582 P.R.T.C.T.

THENCE South 89° 20' 30" West - 287.29' along the north line of said Lot 1, Block A, AL-KO Southwest Addition, to a 1/2" iron rod with a cap stamped "4132" found for the southwest corner of the herein described tract, and in the east right-of-way line of said State Highway 121, which is a point on a curve to the right, having a central angle of 11° 03′ 56", a radius of 2834.79' and a chord bearing and distance of North 04° 20' 22" East - 546.63';

THENCE along said curve to the right, and the east right-of-way line of said State Highway 121, an arc distance of 547.48' to the POINT OF BEGINNING and containing 4.288 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That 55plus FREEDOM, LP, through the undersigned authority, does hereby adopt this plat designing the herein above described property as 55 PLUS RESIDENCES, an addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein, 55plus FREEDOM, LP, does hereby bind (himself/herself/itself), (his, her, its) successors and assigns to forever warrant and defend all and singular the above described streets. alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over and existing or platted easement of any type. any fencing, trees, shrubs or other improvements may only be placed in or over and existing platted easement of any type with the authorization of the City of Euless or easement holder(s). The City of Euless at the owners expense, and any easement holder shall have the right to move and keep remove all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat: and The City of Euless and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness our hands this	13th	day of _	September, 2018.
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Signature			

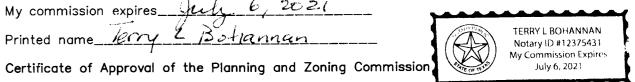
#### NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bryan reeple, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed and in the capacity therein stated.

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en	under	my	hand	and	seal	of	office,	this	13 50	day o	of .	September	_, 2018.	

1	ein	10	T	B	ha	inn	a	Texas	
Notary	Public	, in	and	for	the	State	of	Texas	
					1.	1.	6	28021	

My commission expires yul 0, ac-1 Printed name 1804 & Botlannan



The City of Euless Planning and Zoning Commission approved this Preliminary Plat on the date specified and authorization is hereby given to the property owner's professional engineer to begin preparation of construction plans for public improvements. The City Engineer will issue a release for construction of the public improvements after a review and final approval of construction plans. Authorization for property owner to commence site grading may be approved by the City Engineer.

A Final Plat shall be approved by the City upon submission in compliance with City codes and the completion of all public improvements to the City Engineers satisfaction or proper execution of a Subdivision Improvement Agreement under terms specified in the Euless Unified Development Code.

This authorization shall be valid for a period of two years from the date of the Commission's approval unless a Final Plat has been approved by the City.

Chairman,	Planning	and	Zoning	Commission

Date	of	P&Z	Approval

# A FINAL PLAT OF 55 PLUS RESIDENCES BLOCK A, LOT 1

1 LOT LOCATED ON 4.228 ACRES OF LAND IN THE LEVI FRANKLIN SURVEY, A - 513 CITY OF EULESS, TARRANT COUNTY, TEXAS

> DATE: SEPTEMBER 2018 CITY CASE NO. 18-06-FP

55plus FREEDOM, LP 1301 S. Capital of Texas Hwy, Suite A-134 Austin, TX 7876

ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408

SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000

SPRY PROJECT NO. 034-178-30

THIS PLAT WAS FILED IN DOCUMENT NO.

ON DATE